

NOTICE

PLANNING COMMISSION PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the McMinnville Planning Commission will hold a public hearing on the 27th day of June, 2019, at the hour of 6:30 p.m. in the McMinnville Civic Hall Building at 200 NE Second Street in the City of McMinnville, Oregon, relating to the following matter:

PLANNING COMMISSION REVIEW OF COMPREHENSIVE PLAN AMENDMENT, ZONE CHANGE, PLANNED DEVELOPMENT AMENDMENT, AND CONDITIONAL USE REQUESTS 1901 NW BAKER CREEK ROAD

DOCKET NUMBER: CPA 2-19, ZC 2-19, PDA 1-19, & CU 2-19

Samuel Justice, on behalf of McMinnville Water and Light is requesting the approval of four concurrent actions. The actions include: 1) Comprehensive Plan Map Amendment from a mix of Residential and Commercial designations to only Residential; 2) Zone Change from mix of R-1 (Single Family Residential) and EF-80 (remnant County Exclusive Farm Use zone from prior to annexation) to only R-1 (Single Family Residential); 3) Planned Development Amendment to remove the subject property from the Planned Development Overlay District governed by Ordinance 4633; 4) Conditional Use Permit to allow expansion of existing electrical power substation in the R-1 zone. The existing parcel contains multiple Comprehensive Plan and Zoning designations, and the proposal would bring the entire parcel under one Comprehensive Plan and Zoning designation to allow for the development of a use that is listed as a conditional use in the underlying R-1 zone. The site is the location of an existing electrical power substation, and the approvals listed above would allow for the expansion of the electrical power substation to serve future development in northern and western McMinnville. The property is located at 1901 NW Baker Creek Road, and is more specifically described as Tax Lot 101, Section 18, T. 4 S., R. 4 W., W.M.

PLANNING COMMISSION REVIEW OF A ZONING ORDINANCE AMENDMENT “FLOATING ZONE”

DOCKET NUMBER: G 3-19

The City of McMinnville is proposing an amendment to the McMinnville Zoning Ordinance to add a new Section, Chapter 17.49: Innovative Housing Pilot Project Floating Zone. This amendment would establish provisions for the Innovative Housing Pilot Project Floating zone, but it would not rezone any properties. It would establish a designated eligibility area. Only property owners within this area would be eligible to apply to have the floating zone designation applied to a property through a future land use application, which would require a separately noticed public hearing process.

Persons are hereby invited to attend the McMinnville Planning Commission hearing to observe the proceedings, to register any statements in person, by attorney, or by mail to assist the McMinnville Planning Commission in making a decision.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE Fifth Street, McMinnville, Oregon, during working hours, and on the City of McMinnville website at www.mcminnvilleoregon.gov.

For additional information please contact the Planning Department at the above address or by phone at (503) 434-7311.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.



Heather Richards
Planning Director

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